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BUILDING STATISTICS - TASMANIA, SEPTEMBER QUARTER, 1958.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 30th September, 1958. More extensive comparative data for preceding periods are given in the statements issued for the June Quarter in each year.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 30th September, 1958, 576 new houses were completed compared with 621 in June quarter, 1958 and 605 in March quarter, 1958.

Completions in September quarter in preceding years were: 1955 - 579; 1956 - 778; and 1957 - 655. The 576 houses completed during September quarter, 1958 comprised 67 brick, concrete etc; 85 veneers (brick, concrete, etc.); 407 wood; and 17 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during September quarter, 1958 was 679 an increase of 51 compared with June quarter, 1958.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 30th September, 1958 was 2,052 an increase of 103 compared with the 30th June, 1958 figure of 1,949. Corresponding figures as at the 30th September in previous years are as follows: 1955 - 2,543; 1956 - 2,037; 1957 - 2,098.

The houses under construction at the 30th September, 1958 comprised: solid brick, concrete, etc. 391 (19.1%); veneers (brick, concrete, etc.) 285 (13.9%); wood 1,270 (61.9%); and fibro-cement, 106 (5.1%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during September quarter, 1958 was £1,390,000 compared with £1,683,000 in June quarter, 1958 and £873,000 in March quarter, 1958. Twenty one new factories valued at £100,000 were completed during the quarter.

During September quarter, 1958 the value of new buildings (other than houses), commenced was £1,467,000 compared with £1,827,000 in June quarter, 1958 and £1,524,000 in March quarter, 1958.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during September quarter, 1958 was £3,066,000, a decrease of £555,000 compared with June quarter, 1958 and a decrease of £126,000 compared with September quarter, 1957. New houses valued at £1,676,000 comprised 54.7 per cent of the total value of completions.

The value of all new buildings commenced during September quarter, 1958 was £3,539,000 a decrease of £167,000 compared with June quarter, 1958 and £389,000 more than in September quarter, 1957.

The value of new buildings under construction at 30th September, 1958 was £12,460,000 compared with £11,760,000 in September, 1957 and £10,066,000 in September, 1956.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during September quarter, 1958 was £3,525,000 compared with £3,476,000 in June quarter, 1958 and £3,808,000 in September quarter, 1957. Of the September quarter, 1958 total, £1,859,000 or 52.7% represented work done in respect of houses. Hobart and Suburbs accounted for £1,644,000 or 46.6% of the total value, Launceston and Suburbs for £621,000 or 17.6% and the rest of the State for £1,260,000 or 35.7%.

7. PERSONS WORKING ON NEW BUILDINGS: (See Note 5 on page 6). There were 5,506 persons including 1,467 working principals engaged on the construction of new buildings at 30th September, 1958. Of these, 2,641 were carpenters by trade, 442 bricklayers and 953 builders' labourers.

Of the 5,506 persons engaged at 30th September, 1958 4,294 were working on private contract jobs, 743 on owner-built jobs and 469 on Government Day Labour projects. The returns indicated that 2,692 were working on new houses, 1,574 on other new buildings, 318 on alterations and additions to houses, 491 on alterations and additions to other buildings and 431 on repair and maintenance work.

1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - SEPTEMBER QUARTER, 1958.

Description of Building and Construction Agency	Commenced during September Quarter, 1958		Completed during September Quarter, 1958		Under Construct- ion at 30th September, 1958		Value of Work done during Sept. Qtr. 1958
	No. Of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses:		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	237	835	212	689	363	1,360	728
On Gov't Account	29	94	36	93	90	288	121
(ii) Gov't. Day Labour:	74	234	38	114	113	358	175
(iii) Owner Builders:	339	909	290	780	1,486	4,100	835
Total Houses:	679	2,072	576	1,676	2,052	6,106	1,859
2. Flats (b):							
(i) Private Contractors:							
on Private Account	41	107	19	55	82	227	66
On Gov't Account	5	14	-	-	23	80	39
3. Shops:							
(i) Private Contractors:							
On Private Account	16	97	8	33	46	299	86
On Gov't Account	-	-	-	-	-	-	-
4. Hotels, Guest Houses:							
(i) Private Contractors:							
On Private Account	3	68	1	2	7	127	36
On Gov't. Account	-	-	-	-	1	4	3
5. Office Premises:							
(i) Private Contractors:							
On Private Account	3	9	7	269	14	471	170
On Gov't. Account	1	8	6	103	2	15	28
(ii) Gov't. Day Labour	1	45	-	-	1	45	14
6. Other Business Premises:							
(i) Private Contractors:							
On Private Account	23	122	22	252	23	388	183
On Gov't. Account	11	69	6	22	11	68	31
(ii) Gov't. Day Labour	-	-	-	-	-	-	-
7. Factories:							
(i) Private Contractors:							
On Private Account	25	176	20	83	33	620	219
On Gov't. Account	-	-	1	17	3	70	19
8. Clubs, Halls, Theatres:							
(i) Private Contractors:							
On Private Account	1	6	6	61	9	51	29
On Gov't. Account	-	-	1	11	2	28	16
9. Educational Buildings:							
(i) Private Contractors:							
On Private Account	1	17	-	-	9	259	54
On Gov't. Account	8	369	8	197	23	1,137	219
10. Religious Buildings:							
(i) Private Contractors:							
On Private Account	4	31	5	91	13	100	57
11. Health Buildings:							
(i) Private Contractors:							
On Private Account					4	155	52
On Gov't. Account	5	96	3	23	8	1,360	112
12. Other New Buildings:							
(i) Private Contractors:							
On Private Account	30	207	23	114	28	349	143
On Gov't. Account	9	26	30	55	12	448	75
(ii) Gov't. Day Labour	-	-	1	2	7	53	15
Total Other New Buildings:	187	1,467	167	1,390	361	6,354	1,666
All New Buildings:							
(i) Private Contractors:							
On Private Account	384	1,675	323	1,649	631	4,406	1,823
On Gov't. Account	68	676	91	521	175	3,498	663
(ii) Gov't. Day Labour	75	279	39	116	121	456	204
(iii) Owner Builders:	339	909	290	780	1,486	4,100	835
GRAND TOTAL:	866	3,539	743	3,066	2,413	12,460	3,525

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as per drawings.

2. SUMMARY: NEW HOUSES -- BUILDING PERMITS GRANTED AND
CONSTRUCTION, SEPTEMBER QUARTER, 1958.

A r e a	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	93	349	58	225	40	128	191	769
Hobart, Suburbs:								
Clarence (b)	54	169	43	148	57	181	160	556
Glenorchy	130	415	146	490	98	305	390	1,287
Kingborough (b)	13	46	15	57	12	42	49	170
Total Suburbs:	197	630	204	695	167	528	599	2,013
Total Hobart and Suburbs	290	979	262	920	207	656	790	2,782
Launceston, City	50	170	58	195	43	148	148	494
Launceston, Suburbs (b):								
Beaconsfield	15	53	14	45	21	68	48	148
Lilydale	8	23	13	35	14	38	17	47
St. Leonards	38	113	28	89	31	96	124	374
Westbury	6	19	1	3	4	9	9	22
Total Suburbs:	67	208	56	172	70	211	198	591
Total Launceston and Suburbs:	117	378	114	367	113	359	346	1,085
All Other Areas	267	658	303	785	256	661	916	2,239
Total Tasmania:-								
September Quarter, 1958	674	2,015	679	2,072	576	1,676	2,052	6,106
June Quarter, 1958	615	1,788	628	1,879	621	1,938	1,949	5,692
March Quarter, 1958	590	1,759	556	1,684	605	1,842	1,942	5,832
December Quarter, 1957	576	1,690	578	1,714	685	2,057	1,991	5,904
September Quarter, 1957	691	2,009	616	1,955	655	1,958	2,098	6,179

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, SEPTEMBER QUARTER, 1958.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value(a)	No.	Value(a)	No.	Value(a)	No.	Value(a)
URBAN DIVISION:		£'000		£'000		£'000		£'000
Hobart City	93	349	58	225	40	128	191	769
" Suburbs	197	630	204	695	167	528	599	2,013
Launceston City	50	170	58	195	43	148	148	494
" Suburbs	67	208	56	172	70	211	198	591
Total Urban Division	407	1,357	376	1,287	320	1,015	1,136	3,867
NORTH WESTERN DIVISION:								
Burnie	15	43	19	39	41	119	62	191
Circular Head	7	22	14	35	4	10	40	86
Deloraine	8	26	6	21	7	14	17	44
Devonport	25	79	31	93	26	70	92	279
Kentish	4	11	4	13	2	5	9	20
King Island	1	1	5	11	6	14	7	16
Latrobe	14	34	19	38	7	16	35	58
Penguin	4	12	4	9	3	8	26	54
Ulverstone	28	70	17	37	16	45	54	122
Wynyard	26	64	19	60	23	63	46	114
Total North-West Divisions:	132	362	138	356	135	364	388	984
NORTH EASTERN DIVISION:								
Beaconsfield (b)	14	35	13	32	15	33	53	98
Fingal	1	1	5	9	3	5	13	23
Flinders	1	2	9	36	1	2	9	36
George Town	6	19	8	26	6	11	22	54
Lilydale (b)	3	8	5	18	1	2	9	24
Portland	8	5	4	8	5	9	12	36
Ringarooma	1	4	3	8	1	3	5	15
Scottsdale	7	14	7	16	10	26	28	55
Total North-Eastern Division:	41	88	54	153	42	91	151	341
NORTH MIDLAND DIVISION:								
Evandale	3	7	3	8	-	-	9	21
Longford	13	37	18	59	11	34	78	247
St. Leonards (b)	-	-	-	-	-	-	9	19
Westbury (b)	2	5	5	14	7	18	12	32
Total North-Midland Division:	18	49	26	81	18	52	108	319
MIDLAND DIVISION:								
Bothwell	1	3	3	11	2	12	3	15
Campbell Town	1	3	1	3	1	3	2	6
Hamilton	2	4	-	-	3	16	5	8
Oatlands	1	3	3	8	4	9	6	17
Ross	-	-	-	-	-	-	3	6
Total Midland Division:	5	13	7	22	10	40	19	52
SOUTH EASTERN DIVISION:								
Brighton (c)	-	-	1	3	-	-	1	3
Clarence (b)	16	41	15	34	8	18	71	153
Clamorgan	4	5	-	-	-	-	7	9
Green Ponds (c)	-	-	2	9	1	9	4	13
Richmond (c)	-	-	-	-	1	2	-	-
Sorell	14	23	23	42	17	26	55	89
Spring Bay	10	11	10	17	2	2	14	25
Total South-Eastern Division:	44	80	51	105	29	57	152	292
SOUTHERN DIVISION:								
Bruny	1	1	1	2	-	-	2	2
Esperance	2	4	1	3	4	12	6	19
Huon	8	23	4	13	2	7	10	27
Kingborough (b)	6	15	5	10	6	14	29	68
New Norfolk	6	16	12	31	6	12	29	65
Port Cygnet	-	-	-	-	1	3	2	4
Tasman	4	7	4	9	2	4	16	43
Total Southern Division:	27	66	27	68	21	52	94	228
WESTERN DIVISION:								
Gormanston	-	-	-	-	-	-	-	-
Queenstown	-	-	-	-	-	-	1	3
Strahan	-	-	-	-	-	-	1	1
Zeehan	-	-	-	-	1	5	2	19
Total Western Division:	-	-	-	-	1	5	4	23
Total Country Divisions:	267	658	303	785	256	661	916	2,239
TOTAL TASMANIA:	674	2,015	679	2,072	576	1,676	2,052	6,106

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. See definitions of terms used, page 6, paragraph 7.

4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE.

Particulars		Solid Brick Concrete etc.	Brick Concrete etc. Veneers	Wood	Pre- Fabricated Wood	Fibro- Cement	Other Mater- ials.	Total
SEPTEMBER QUARTER, 1958.								
Commenced	Number	71	124	449	-	35	-	679
During Quarter	% of Total Number	10.4	18.3	66.1	-	5.2	-	100.0
	Value £'000	308	447	1,246	-	71	-	2,072
	Average Cost £ (a)	4,338	3,605	2,775	-	2,029	-	3,052
Completed	Number	67	85	407	-	17	-	576
During Quarter	% of Total Number	11.6	14.8	70.7	-	2.9	-	100.0
	Value £'000	258	297	1,091	-	30	-	1,676
	Average Cost £ (a)	3,851	3,494	2,681	-	1,765	-	2,910
Under Construct- ion at 30th September 1958	Number	391	285	1,270	-	106	-	2,052
	% of Total Number	19.1	13.9	61.9	-	5.1	-	100.0
	Value £'000	1,501	1,020	3,420	-	165	-	6,106
	Average Cost £ (a)	3,839	3,579	2,693	-	1,557	-	2,976
JUNE QUARTER, 1958.								
Commenced	Number	52	99	449	2	26	-	628
During Quarter	% of Total Number	8.3	15.8	71.5	0.3	4.1	-	100.0
	Value £'000	243	340	1,252	6	38	-	1,879
	Average Cost £ (a)	4,673	3,434	2,788	3,000	1,462	-	2,992
Completed	Number	74	69	451	2	25	-	621
During Quarter	% of Total Number	11.9	11.1	72.7	0.3	4.0	-	100.0
	Value £'000	321	258	1,323	6	30	-	1,938
	Average Cost £ (a)	4,338	3,739	2,933	3,000	1,200	-	3,121
Under Construct- ion at 30th June 1958	Number	387	246	1,228	-	88	-	1,949
	% of Total Number	19.9	12.6	63.0	-	4.5	-	100.0
	Value £'000	1,444	869	3,238	-	141	-	5,692
	Average Cost £ (a)	3,731	3,533	2,637	-	1,602	-	2,920

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING SEPTEMBER QUARTER, 1958.

Description of Building	Hobart			Launceston			Rest of State	Total Tas- mania	Percent- age of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete, etc.	80	78	158	23	36	59	109	326	9.2
Brick, Concrete, etc. Veneers -	34	50	84	119	83	202	94	380	10.8
Wood	75	433	508	42	72	114	481	1,103	31.3
Fibro-Cement	-	-	-	-	-	-	-	-	-
Other	1	4	5	1	4	5	40	50	1.4
Total Houses:	190	565	755	185	195	380	724	1,859	52.7
Flats	63	21	84	15	1	16	5	105	2.9
Shops	17	16	33	9	7	16	37	86	2.5
Hotels, Guest Houses	5	8	13	14	8	22	4	39	1.1
Office Premises	174	5	179	14	1	15	18	212	6.0
Other Business Premises	56	16	72	61	2	62	80	214	6.1
Factories	48	75	123	26	-	26	89	238	6.9
Clubs, Halls, Theatres	6	6	12	6	-	6	26	44	1.2
Educational Buildings	166	36	202	8	7	15	56	273	7.7
Religious Buildings	1	34	35	7	5	12	10	58	1.6
Health Buildings	41	-	41	15	-	15	108	164	4.7
Other New Buildings	40	55	95	33	2	36	103	233	6.6
Total Other Buildings	617	272	889	208	33	241	536	1,666	47.3
Total New Buildings	807	837	1,644	393	228	621	1,260	3,525	100.0
Percentage of Total	22.9	23.7	46.6	11.1	6.5	17.6	35.7	100.0	-

6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AT 30TH SEPTEMBER, 1958.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	849	Carpenters	2,641	New Buildings:	
Sub-Contractors.	618	Bricklayers	442	Houses	2,692
Wage Earners	4,039	Painters	415	Other New Buildings	1,574
		Electricians	189	Additions & Alterations (b):	
		Plumbers	300	Houses	318
		Builders'		Other Buildings	491
		Labourers	953	Repairs & Maintenance (b):	431
		Others	566		
Total:	5,506	Total:	5,506	Total:	5,506

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

- Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a contractor who is responsible for the whole job.
- Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
- Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
- Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
- Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
- Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits: Figures relating to Building Permits include details of:
 - Permits issued by Local Governmental Authorities for the construction of private buildings.
 - Contracts let and day labour projects commenced by Governmental Authorities.
 - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
HOBART. TAS.

4th December, 1958.

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Deputy Commonwealth Statistician.